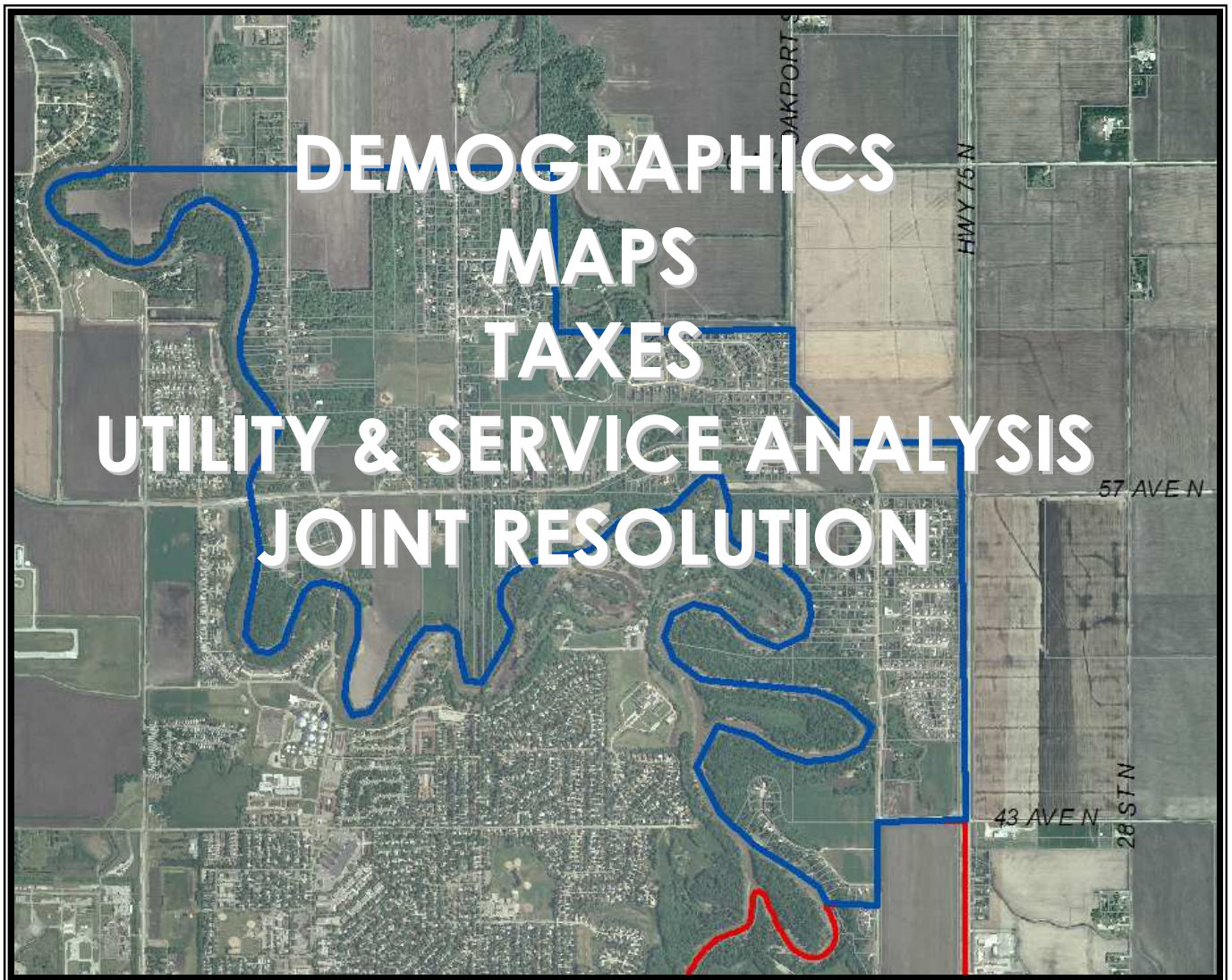




Oakport – Tract 2



Population

Oakport Tract 2 (2010 Census).....	1,387
Moorhead (2010 Census)	38,065

Households

Oakport Tract 2 (2010 Census)	479
Moorhead (2010 Census)	15,274

Square Miles

Oakport Tract 2.....	2.5
Moorhead.....	19.74

Acres

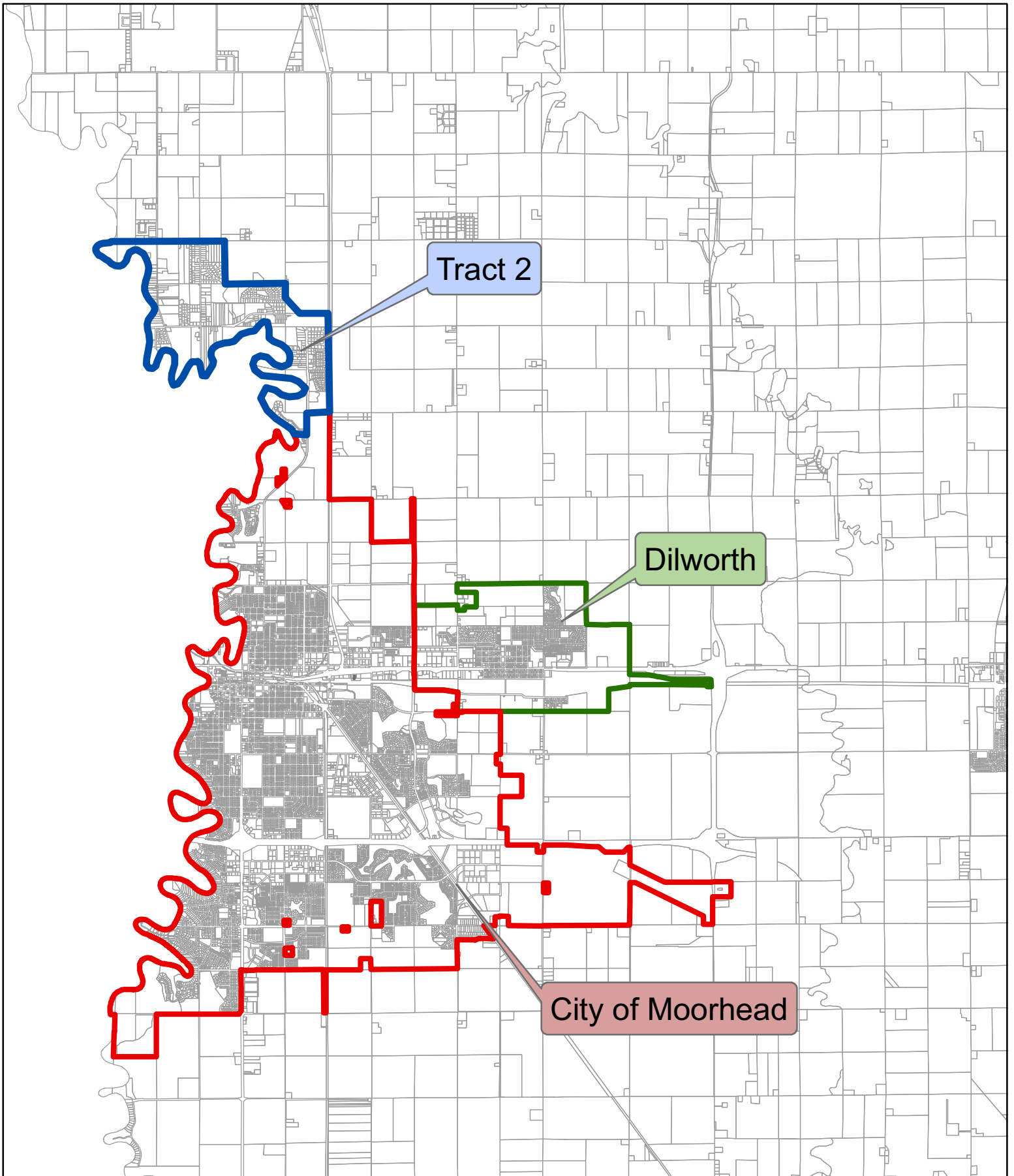
Oakport Tract 2.....	1,630
Moorhead.....	12,635

Building Permits Issued - Single Family Homes - 2000-2010

Oakport Tract 2.....	83
Moorhead.....	2,286



General Location Map



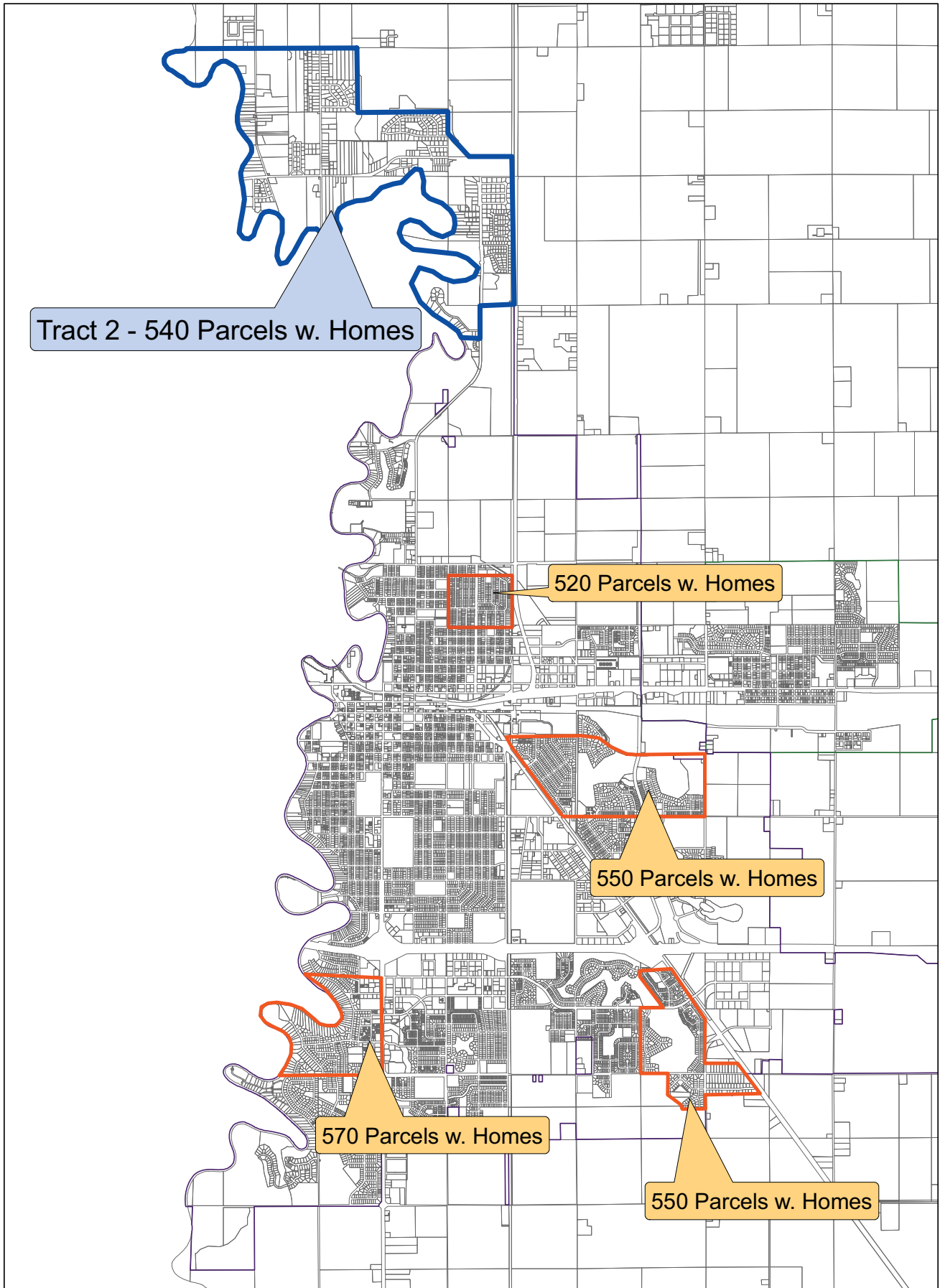
Tract 2

Dilworth

City of Moorhead



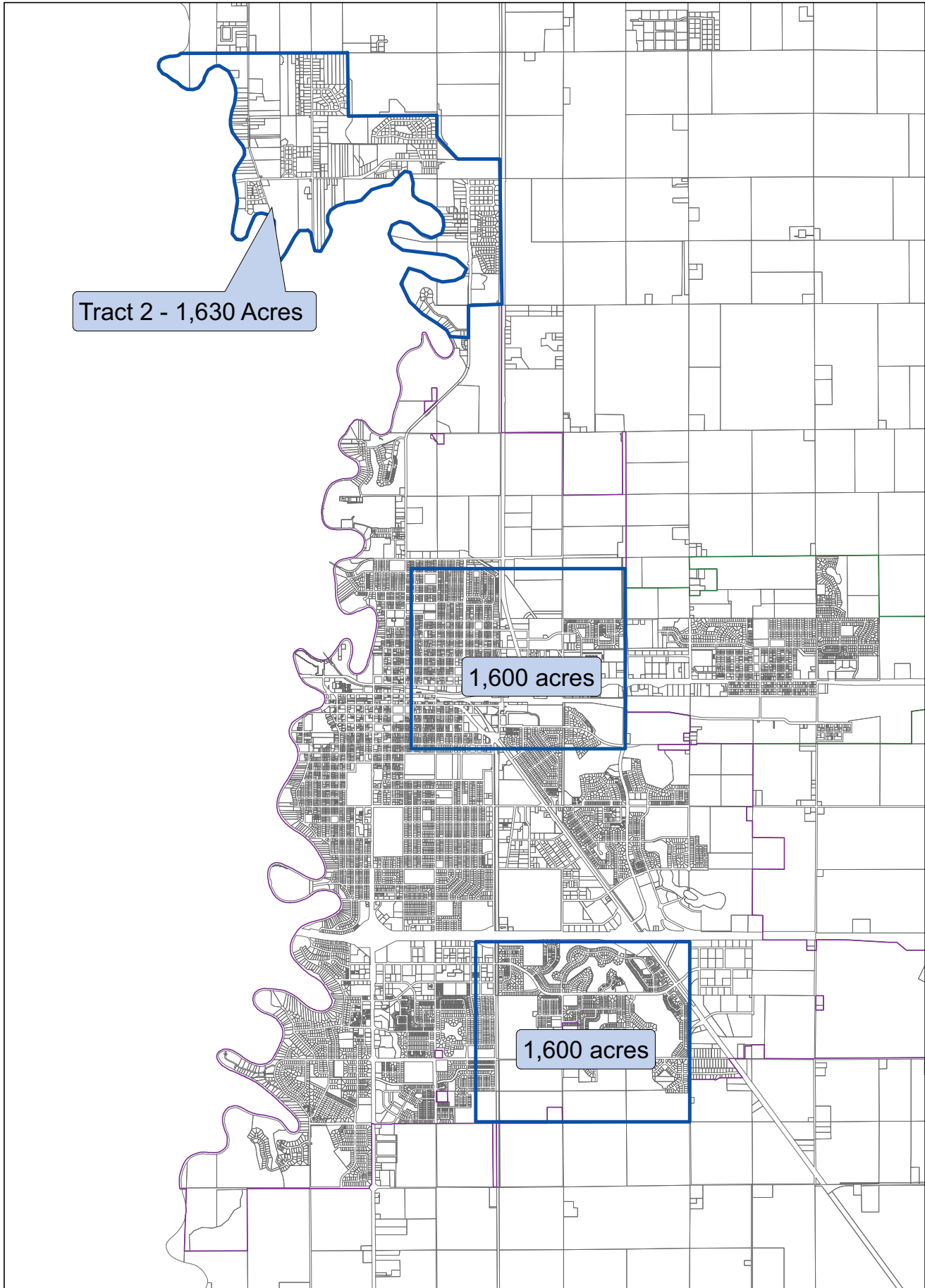
Parcel w. Homes Comparison





Acres Comparisons

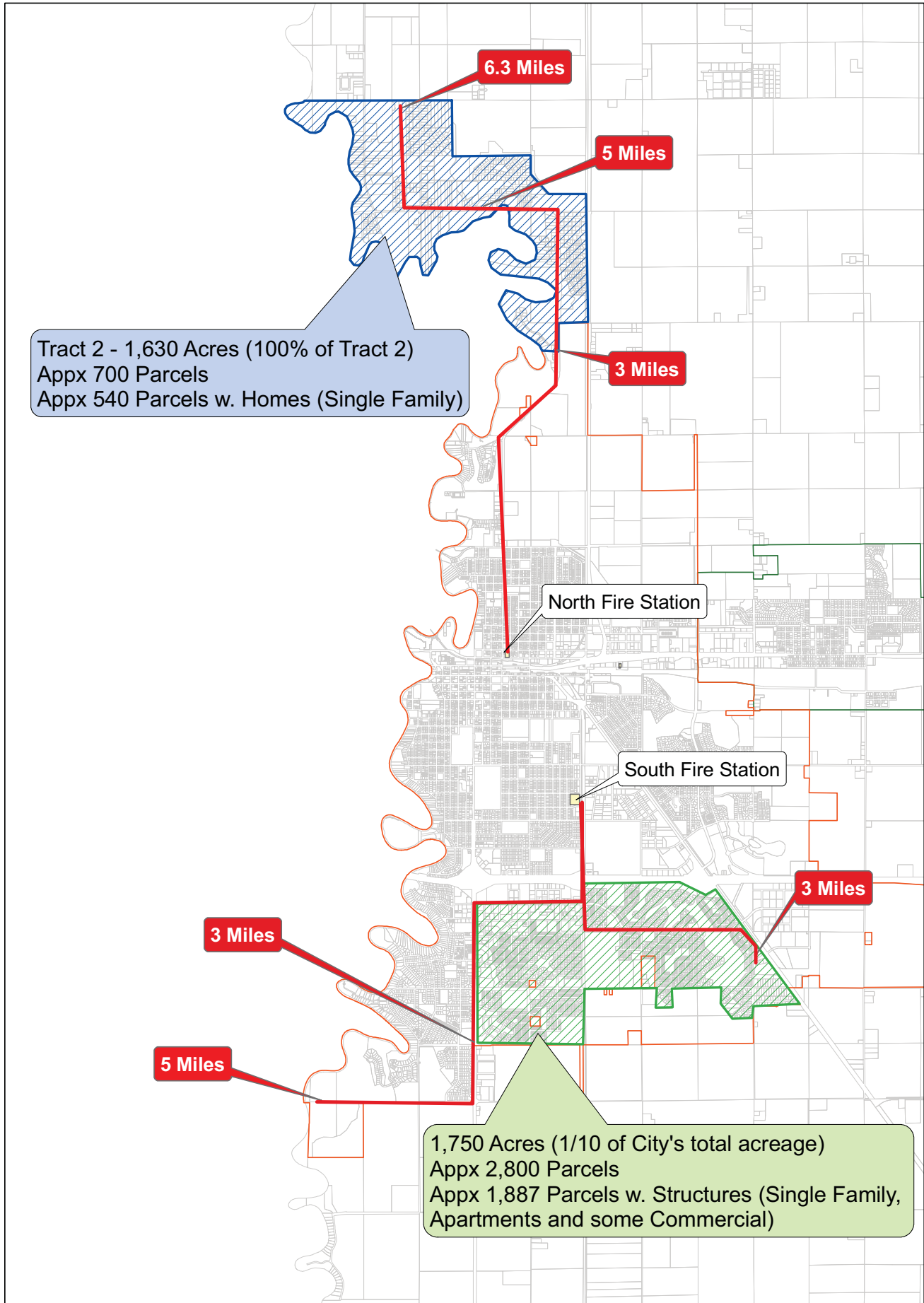
1,600 acres





Distance from Moorhead Fire Stations and Parcel/Building Comparisons (as of May 2008)

Note: Distance analysis only; time analysis not included



Oakport Township & Tract 2 Tax Information

October 3, 2011

Assessment 2010, Payable 2011 Property Totals

Area	Estimated Market Value	Taxable Market Value	Tax Capacity	General Gross Tax*	General Gross Tax coming into Moorhead**
Oakport Township	\$173,864,000	\$167,532,700	\$1,607,397	\$165,055	
Oakport Tract 2	\$97,145,200	\$96,190,700	\$963,381	\$100,298	\$296,254
Balance of Oakport Township	\$76,718,800	\$71,342,000	\$644,016	\$64,757	

Average Valued Homestead House Comparison Based on January 2, 2010 Information

	Value	Tax – Homestead Pay 2011 rates
Oakport Township	\$190,600	\$2,080
Oakport Township Tract 2	\$192,200	\$2,099
Moorhead City	\$147,300	\$1,822

Tax on \$192,200 Residential Homestead

Value	Pay 2011 Oakport	Pay 2011 Moorhead City	Difference
\$192,200	\$2,099	\$2,491	\$392

Payable 2011 Tax Extension Rates

*Oakport Township	98.66049	General
	0.21001	MvR
	10.411	Oakport Township Share
Funds for Oakport Township	39,999.91	Fire
	45,000.12	General Government
	80,055.83	Road and Bridge
	165,055.86	Total Levy
**Moorhead City	118.97666	General
	.021001	MvR
	30.7515	Moorhead City's Share

Parcel Data within the Tract 2 Area

Classification	Count	Net Tax Pay 2011	Specials Pay 2011	Total Pay 2011	Building Value Pay 2012	Land Value Pay 2012	Total Value Pay 2012	Average Year Built
AG/Rural Vacant	27	\$17,576.16	\$4,376.78	\$22,170.90	\$361,000	\$1,709,400	\$2,070,400	1952
Residential	506	\$949,164.58	\$288,919.70	\$1,321,893.44	\$77,007,700	\$17,401,000	\$94,426,200	1976
Res Vacant Land	41	\$6,651.94	\$1,356.06	\$18,676.00	\$40,500	\$613,700	\$654,200	
C/I	3	\$13,341.46	\$1,243.37	\$14,584.83	\$313,100	\$96,500	\$409,600	1996
Exempt	82		\$19,219.52	\$19,219.52	\$20,805,500	\$1,518,200	\$3,598,700	

There is a balance to a Ditch assessment (six year project of 387,000), which will have one to two years left on the project when parcels come into the City. \$66,000 paid on the project this year.

The Clay County Assessor's office completed a complete review of Oakport Township for the 2011 assessment.



Oakport Tract 2 Service Delivery Analysis

Utilities:

- Electric:
 - Based on current policy, MPS would acquire the electric service territory.
 - Customers would pay MPS standard rate plus a surcharge of \$0.01 / kWh or the surcharge in effect at the time of annexation.
 - MPS has budgeted \$2 million in 2014 for electric infrastructure updates related to acquisition from Red River Valley Coop (RRVC) and Excel Energy. In addition to the infrastructure upgrades, MPS will be required to purchase the existing customers from those electric providers.
- Water: Customers would pay current city rate; 1 ½ times rate eliminated.
- Waste Water: Customers would pay current city rate; 1 ½ times rate eliminated.
- Storm Water: Customers would pay current city rate.
- Gas: No change of service provider.

Streets and Sanitation:

- Sanitation:
 - City staff reviewing service options, including a Saturday route which would not require additional full time staff or equipment.
 - Includes recycling, grass/branch pickup
- Street Maintenance:
 - City staff reviewing service options, including working with a private contractor.

Finance and Administration:

- Special Assessments:
 - Water and waste water special assessments – paid in full, no carryover.
- Ward and Precinct Boundaries:
 - When Tract 2 is annexed, it will become its own precinct, presumably a precinct of Ward 1.
 - Redistricting will occur in 2020.

BRRWD:

- Levee: BRRWD is responsible to maintain the levee. Agreements for future services between the City and BRRWD would be entered into following annexation.
- Oakport Levee/BRRWD special assessments – remain on property until paid.



Oakport Tract 2 Service Delivery Analysis

Parks:

- Parks: Brentwood Park is currently privately owned (Homeowners Association).
-

Engineering:

- Street Repair and Replacement:
 - Per the Joint Resolution (page 32), existing roads and ditches will remain “as is”.
 - All roads and bridges which are under jurisdiction of Clay County will continue to be under the jurisdiction of Clay County.
 - Repair and replacement as outlined in the Pavement Management and Transportation Improvement Plan.
 - Owners may petition for street improvements pursuant to 429 process.
 - Other engineering policies (traffic control, drainage, etc.) will apply.
-

Public Safety:

- Police: All laws and regulations enforced in the City will apply.
 - Fire: Fire prevention licensing and burning permits will apply. Department currently responds per mutual aid agreement with Dilworth Fire Department.
-

Community Services:

- Planning and Zoning:
 - Current RR-Rural Residential and RB-1 zoning districts will become a RLD-0-Residential Low Density – 0 or RLD-1Residential Low Density – 1 district.
 - Zoning Code will apply.
 - Approved Conditional Use Permits will carry over.
- Building Codes:
 - Building regulations which are currently being applied for new construction will continue to apply.
- Neighborhood Services:
 - Rental registration and property maintenance/nuisance codes will apply.
- Assessing:
 - County assessments records will be used to obtain current year data. The CAMA system will be used in subsequent assessment years. The Clay County Assessor’s office completed a complete review of Oakport Township for the 2011 assessment.
 - Disparity Reduction Credit - Commercial and Industrial properties.

Utility Cost Analysis

(Based on Current Rates for Residential Properties. **All rates subject to change**)

	Oakport Tract 2 – Existing	Oakport Tract 2 – Following Annexation
Electric	Xcel Energy / RRV COOP <ul style="list-style-type: none"> • \$0.07/kWh / \$0.098/kWh • \$0.031/kWh ECA/FCA / \$0.005/kWh Wind • \$8.65/meter / \$30/meter • \$2.31 surcharge • Assuming 1,000 kWh - \$112/month / \$133/month 	Based on electric service agreement or MPS purchase of service rights <ul style="list-style-type: none"> • \$0.088 / kWh • \$0.01 / kWh surcharge • \$9.50/meter • Assuming 1,000 kWh - \$117.00 / month
Water	MPS <ul style="list-style-type: none"> • \$4.44 / hundred cubic feet • Assuming ¾" meter and 800 cubic feet - \$44.17/ month 	MPS <ul style="list-style-type: none"> • \$2.96 / hundred cubic feet • Assuming ¾" meter and 800 cubic feet - \$32.33/ month
Waste Water	City of Moorhead <ul style="list-style-type: none"> • \$16.55 / month • Plus \$2.55 / 100 Cubic Feet • Assuming 600 Cubic Feet - \$32.00 	City of Moorhead <ul style="list-style-type: none"> • \$11.03 / month • Plus \$1.70 / 100 Cubic Feet • Assuming 600 Cubic Feet - \$22.00
Storm Water	No storm water charge	City of Moorhead <ul style="list-style-type: none"> • \$9.21 / month
Sanitation	Metro Disposal <ul style="list-style-type: none"> • \$15.70 / month • Does not include recycling, branch or grass pick up 	City of Moorhead <ul style="list-style-type: none"> • \$21.09 / month • Includes recycling, branch and grass pick up
Forestry & Pest Control	Township Pest Control <ul style="list-style-type: none"> • \$5.00 / month 	City of Moorhead <ul style="list-style-type: none"> • \$6.25 / month
Gas	Xcel Rates <ul style="list-style-type: none"> • Assuming 100 Therms - \$85.00 / month 	Xcel Rates <ul style="list-style-type: none"> • Assuming 100 Therms - \$85.00 / month
Estimated Monthly Utility Charges	\$293.87 / month (Xcel) \$314.87 / month (RRV COOP)	\$292.88 / month

Enterprise Funds (non-tax supported funds): Electric, Water, Storm Water, Waste Water, Sanitation, Forestry, Pest Control
 The Township shall provide notice to service providers that will be impacted by the change over to City services (garbage, snow, etc)